FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **184,900.00**. Amanda E Barnes Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **05/30/2019** Hannah Kepley Notary Public MY COMMISSION EXPIRES: 8.22.21 (AFFIX SEAL)

HANNAH KEPLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 8-22-2021

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2227

Karen Johnson Davidson County
Batch# 242090 **DEEDWARR**
06/12/2019 09:10:47 AM 2 pgs
Fees: $13.00 Taxes: $684.13

20190612-0056250

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sakawa Bakoyema	Gardner Financial Svcs. LTD. dba Legacy Mutual Mortage	**163-02-0B-137.00-C**
(NAME) **642 Pippin Drive**	(NAME) 3503 Paesanos Pkwy	
(ADDRESS) **Antioch, TN, 37013**	(ADDRESS) San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Emil Bagdasarov and Elina Bagdasarov, a married couple,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sakawa Bakoyema, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 129, on the Plan of First Amendment, Berkeley Hall, Phase Five, Section One, of Hickory Highlands, P.U.D., as shown by plat appearing of record as Instrument No. 20050706-0077601 and corrected by surveyor's certificate of correction of record as Instrument No. 20050725-0086047 and instrument No. 20050725-0086048, and amended by Ratificiation, Dedication and Adoption of Plat of record as

Instrument No. 20050923-0114416, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and details of said lots.

Being the same property conveyed to Emil and Elina Bagdasarov, married by Deed dated Jan. 5, 2018 from Marietta M. Sogomonova, not married, in Instrument Number 20180119-0005751, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **642 Pippin Drive, Antioch, TN 37013**
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

~~IN WITNESS~~ WHEREOF, this instrument has been executed on this the **30th** day of **May,2019**.

Emil Bagdasarov

Elina Bagdasarov

STATE OF **TENNESSEE**
COUNTY OF ~~**DAVIDSON**~~ Williamson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Emil Bagdasarov and Elina Bagdasarov**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **30th** day of **May, 2019**.

NOTARY PUBLIC

My Commission Expires: 10/16/20

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY